



# MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

## MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-19-13 Subdivision of Tract 2 of the John Breck Henderson and Rosemary Wenger Henderson Trust Property**

LOCATION This property is located on the west side of Washington Lane north of the Shady Park Drive intersection in Section 37 and 38, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	Rural
LOT ID NUMBER	611030053
ENGINEER/LAND SURVEYOR	Lester A. McLin Jr.
APPLICANT	Ryan Sheridan

## STAFF COMMENTS

1. **Size** of subject property is approximately 10 acres.
2. **Background** The applicant is proposing to subdivide a 10 acre tract into 3 tracts for single family residential land use and dedicate a private servitude of access with waiver request of **Section 4.3 (H)(2)** of the **Unified Development Code (U.D.C.)**.

Washington Lane is in substandard condition and is only 9 feet wide at some points. Given the intent of **Section 4.3 (H)(2) of the U.D.C.**, Staff believes that it would be impractical to add impact to a bad condition unless the current street conditions are mitigated or corrected. Staff advises that the impact of three residences at this location may be marginal; however, the Planning Commission should consider the possible effect of setting a precedent for future subdivisions on Washington Lane.

The Planning Commission denied a similar waiver request on Washington Lane within case (SS-16-12) in 2012. **(See Attachment A)**

3. **Access** Public Road and Private Servitude of Access
4. **Waiver Request** The applicant is requesting a waiver of **Section 4.3 (H)(2)** of the **U.D.C.** states that no lots may be subdivided on private streets or roads or on unimproved rights-of-way unless such streets, roads or rights-of-way are first improved to the standards in **Section 13** of the **U.D.C.**



**Justification** There are no mechanisms in place to mitigate or improve Washington Lane.

5. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** If the subdivision is approved with the requested waiver, it should be stipulated that there shall be no further subdivision until Washington Lane is brought to current development standards.
7. Scheduled for Planning Commission Meeting on **December 19, 2013.**



BASE BEARING: S 60°07'45"W (REF. #1)  
FLOOD ZONE: "X" & "A" BASE FLOOD ELEVATION: 51.0  
F.E.M.A. F.I.R.M. PANEL NO. 220060 0195 F DATE: 6/19/12

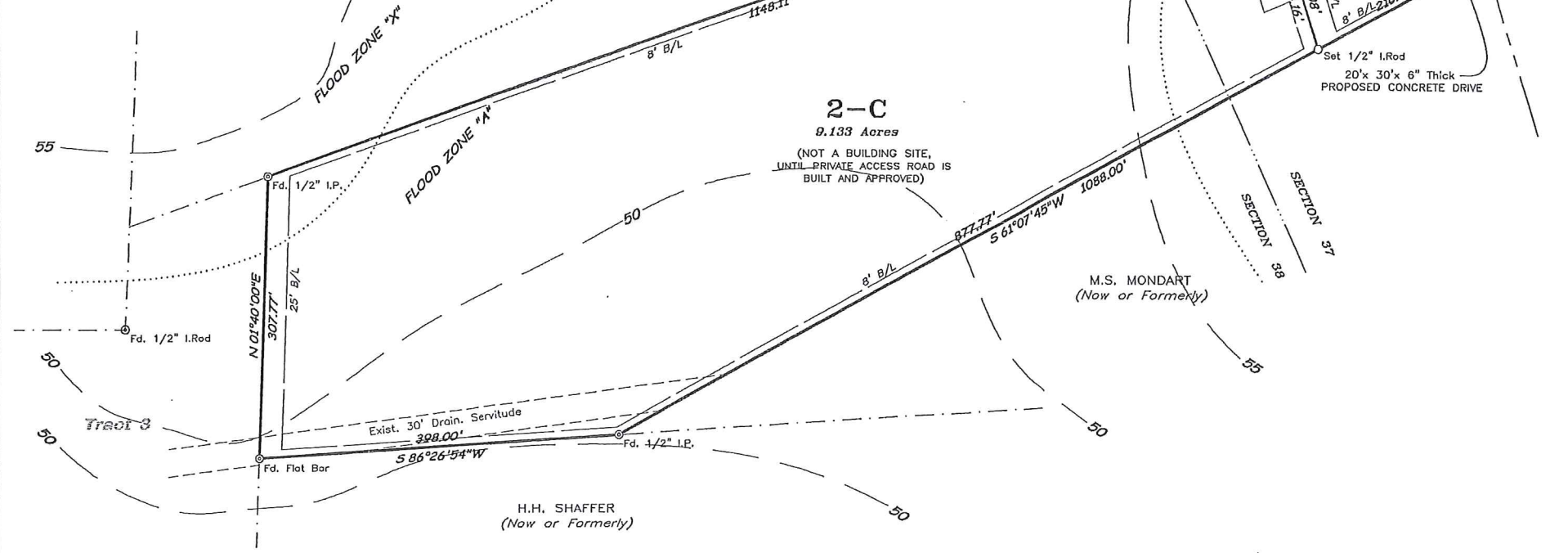
DRAWN BY: CTM  
CREW CHIEF: KDP  
TECHNICIAN: CTM  
CHECKED BY: Rm  
FLOOD ZONE SCALE FROM F.I.R.M.  
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

NOTES:

TOTAL AREA: 10.253 Acres  
TOTAL NO. LOTS: 3  
SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM ARE PREDOMINATE.  
WATER: PARISH WATER COMPANY  
ELECTRICITY: DEMCO  
TELEPHONE: AT & T (BELLSOUTH)  
GAS: ENTERGY  
SCHOOL DISTRICT: CENTRAL  
FIRE DISTRICT: CENTRAL FIRE DISTRICT # 4  
ZONING: RURAL  
CENTRAL MASTER PLAN: MEDIUM DENSITY RESIDENTIAL  
CONTOURS: AS PER USGS QUADRANGLE MAP

REFERENCE:

1. SURVEY MAP SHOWING THE SUBDIVISION OF THE JOHN BRECK HENDERSON AND ROSEMARY WENGER HENDERSON TRUST PROPERTY INTO TRACTS 1, 2 & 3, LOCATED IN SECTIONS 37 & 38, T6S-R2E., BY LAMON L. MOODY, III, P.L.S. DATED 2-10-2005.



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**RYAN SHERIDAN**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

*Lester A. McLin, Jr.*  
LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
REG. # 4470  
McLIN & ASSOCIATES, INC.

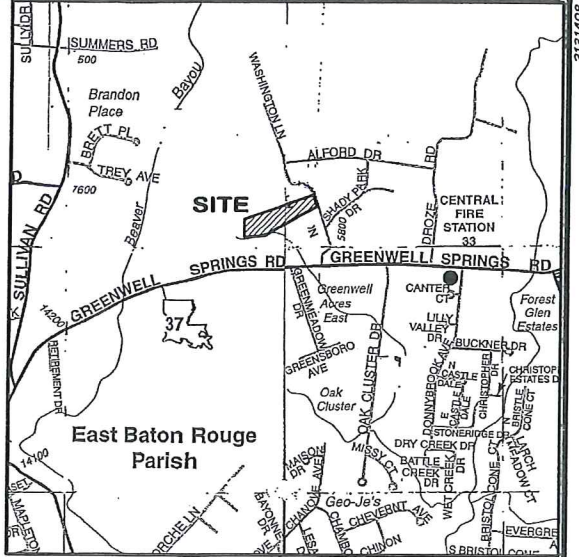
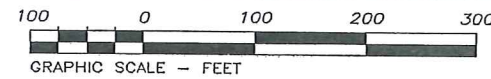
12/09/13  
DATE



OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

**RECOMMENDED FOR APPROVAL:**

CHIEF SANITARIAN \_\_\_\_\_ DATE \_\_\_\_\_  
EAST BATON ROUGE PARISH HEALTH UNIT



VICINITY MAP  
SCALE: 1" = 2000'

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONT-AGE ON THE PRIVATE SERVITUDE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH REQUIREMENTS FOR SEWAGE TREATMENT AND EFFLUENT DISCHARGE SET FORTH IN THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE AND TITLE 51, PART XIII OF THE LOUISIANA ADMINISTRATIVE CODE.

PRIVATE DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.  
"THE PRIVATE SERVITUDE OF ACCESS SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO TRACT 2-C. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE DRIVEWAY SERVITUDE."

RYAN SHERIDAN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**MAP SHOWING SURVEY & DIVISION**  
**OF**  
**Tract 2**  
**of the John Breck Henderson and**  
**Rosemary Wenger Henderson Trust Property**  
**INTO**  
**2-A, 2-B & 2-C**  
LOCATED IN SECTIONS 37 & 38, T 6 S-R 2 E  
GREENSBURG LAND DISTRICT  
CITY OF CENTRAL  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
**RYAN SHERIDAN**

THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

**CITY OF CENTRAL**  
**APPROVED:**

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER DATE \_\_\_\_\_

\_\_\_\_\_  
PLANNING & ZONING DIRECTOR DATE \_\_\_\_\_



28339 FROST ROAD LIVINGSTON, LA. 70754 (225)886-1444

SS-19-13 REV. 12/10/13



**PUBLIC HEARING CASES (NEW BUSINESS):**

7. **SS-16-12 Subdivision of Tract B-1-A-1 of the Phelo Lesage Property** This property is located at the end of Washington Lane in Section 67, T6S, R2E, GLD, EBR, LA. The applicant is proposing to subdivide an 11 acre tract into 2 tracts for two residential structures on an existing private servitude of access with waiver request of **Section 4.3 (H)(2)** of the Unified Development Code. (Applicant: Carolyn Gleason)

**Commission Action:**

*A motion to approve SS-16-12 without waiver was made by Mr. Paul Burns, seconded by Mr. TJ Johnson. Vote: 6 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Bonvillain) and the motion carried.*

8. **SS-17-12 Subdivision of Tract 1-B of the W.L. Dougherty Property** This property is located on the west side of Brown Road south of Ski Stone Drive in Section 27, T5S, R1E, GLD, EBR, LA. The applicant is proposing to subdivide a 19.3 acre tract into three tracts for residential use. (Applicant: Rhonda Newman)

**Commission Action:**

*A motion to approve SS-17-12 was made by Mr. Graydon Walker, seconded by Mr. Harry Rauls. Vote: 6 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Bonvillain) and the motion carried.*

9. **SS-18-12 Subdivision of the Tract C-2 of the R.V. Sibley Property and the Lewis or Walter and Debbie Letarde Property** This property is located on the south side of Blackwater Road east of the Comite Drive intersection near Talmadge Crumholt Road in Section 78, T6S, R1E, GLD, EBR, LA. The applicant is proposing to subdivide two tracts into three with two existing residences. (Applicant: Jeff Sibley)

**Commission Action:**

*A motion to approve SS-18-12 was made by Mr. Paul Burns, seconded by Mr. Wilson Reado. Vote: 6 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Bonvillain) and the motion carried.*

**PUBLIC HEARING CASES (OLD BUSINESS):**

10. **CUP-2-11 Central Worship Center Extension Request** This property is located at 10305 Blackwater Road between Loudon Lane and Monhegan Avenue on Lot 3-C-1 of the William Carmena Property, being in Sections 78 & 79, T-6-S, R-1-E, GLD, EBR, LA. The applicant requests an extension of a conditional use permit approval for 6 months for a church. (Applicant: Rev. Bill Parsons)

**Commission Action:**

*A motion to approve CUP-2-11 Extension for a six month extension was made by Mr. Wade Giles, seconded by Mr. Harry Rauls. Vote: 6 yeas (Messrs: Burns, Giles, Johnson, Rauls, Reado, Walker), 0 nays, 1 absent (Bonvillain) and the motion carried.*



## MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad, Assistant Planning and Zoning Manager

SUBJECT: **SS-16-12 Subdivision of Tract B-1-A-1 of the Phelo Lesage Property**

LOCATION This property is located at the end of Washington Lane in Section 67, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural Agriculture/Incentive Greenspace
PRESENT ZONING	Rural
LOT ID NUMBER	611160207
ENGINEER/LAND SURVEYOR	Phillip Thomas
APPLICANT	Carolyn L. Gleason

## STAFF COMMENTS

1. **Size** of subject property is approximately 11.0 acres.
2. **Background** The applicant is proposing to subdivide an 11 acre tract into 2 tracts for two residential structures on an existing private servitude of access with waiver request of **Section 4.3 (H)(2) of the Unified Development Code (U.D.C.)**.

The reference map listed on this proposed subdivision dated June 20, 2001 was approved by the Metropolitan Council (Resolution Number 39246) with the stipulation that no further subdivision of Tract B-1-A-1 until the private servitude of access has been brought up to **U.D.C.** standards. The applicant proposes to subdivide without complying with this stipulation.

In addition, Washington Lane is in substandard condition and is only 9 feet wide at some points. Given the intent of **Section 4.3 (H)(2) of the U.D.C.**, Staff believes that it would be impractical to add impact to a bad condition unless the current street conditions are mitigated or corrected. Staff advises that the impact of one residence is marginal; however, the Planning Commission should consider the possible effect of setting a precedent.

3. **Access** Public Road and Private Servitude of Access

**Waiver Request** The applicant is requesting a waiver of **Section 4.3 (H)(2) of the U.D.C.**. **Section 4.3 (H)(2)** states that no lots may be subdivided on private streets or roads or on unimproved rights-of-way unless such streets, roads or rights-of-way are first improved to the standards in **Section 13** of the **U.D.C.**. The



applicant does not want to improve the existing 30' private servitude of access. The existing private servitude of access is composed of aggregate and has a width of at least 10 feet. **Section 13.6 I (3)** of the **U.D.C.** requires 22 feet in width of 6 inch thick concrete the entire length within a 30' foot servitude.

**Justification** See the attached statement from the applicant.

5. **Master Plan Statement** The subject property is designated as Rural Agriculture/Incentive Greenspace land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** Staff advises that there are at least 6 lots accessing this sub-standard private servitude of access. This subdivision would create additional lot within a non-conforming situation; therefore, Staff is not in favor of the requested waiver.

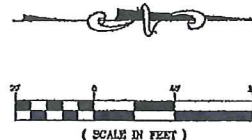
If the subdivision is approved with the requested waiver, it should be stipulated that there shall be no further subdivision until the private servitude of access is brought to current development standards as stated previously.

7. Scheduled for Planning Commission Meeting on **July 26, 2012**.





VICINITY MAP  
(SCALE 1" = 500')



#### FLOOD INFORMATION:

FEMA Flood Insurance Rate Map Panel No. 22033C0195F for East Baton Rouge Parish Louisiana, last revised June 19, 2012 the property shown hereon is located in Flood Zone "AE". Base Flood Elevation 56.4' Inundation 55.0. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.

#### GENERAL NOTE:

1.) No Attempt Has Been Made Philip J. Thomas, P.L.S., to Verify Title, Actual Legal Ownerships, Deed Restrictions, Servitudes, Easements, Or Other Burdens On The Property Other Than That Furnished By The Client Or His Representative.

#### BASIS OF BEARING:

Base Bearing: S 12°07'20" W  
Base of Bearing from reference map "1"

#### NOTE:

The approval of this plot or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and City-Parish laws and ordinances governing the sale and development of the property. In particular, The City of Central and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plot does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plot.

#### DEDICATION:

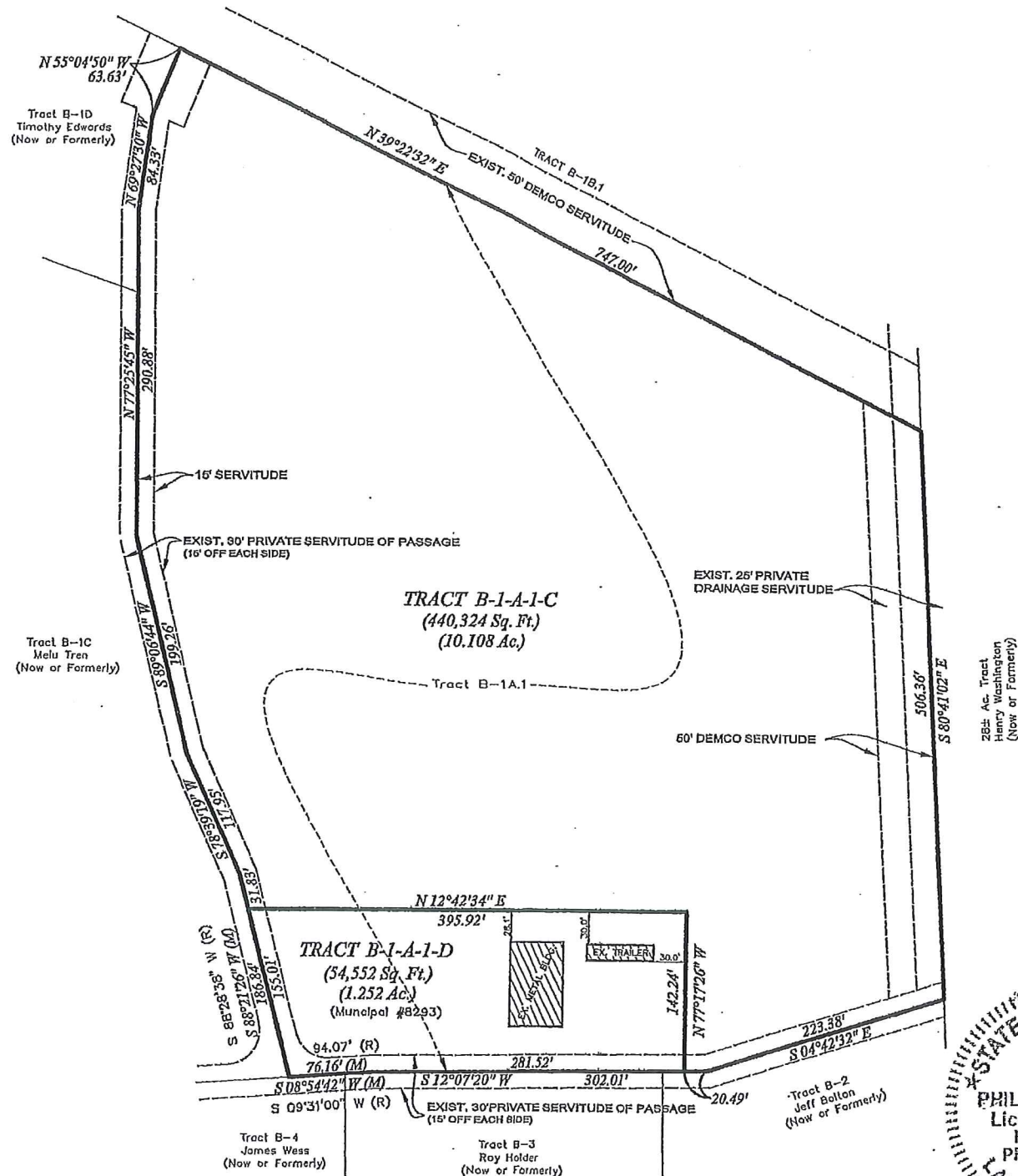
The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

#### SEWAGE DISPOSAL:

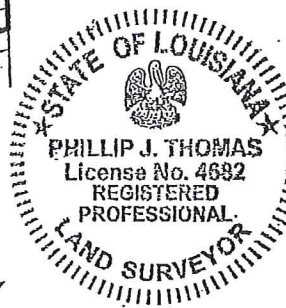
No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of The City of Central, East Baton Rouge Parish.

CAROLYN L. GLEASON  
OWNER

DATE



PRELIMINARY



#### REFERENCE MAPS:

(1) Map Showing Resubdivision of Tract B-1A & B-1-B into Tracts B-1A.1 & B-1B.1, By ABMB, Dated 6-20-01. (Orig. 217, Bndl. 11239)

#### GENERAL NOTES:

WATER: Parish Water Co.  
GAS: Entergy  
FIRE: Central Fire District #4  
ELECTRIC: Entergy  
SEWER: Individual Treatment System  
EXISTING LAND USE: Low Density Residential  
CENTRAL MASTERPLAN LAND USE: Existing Residential  
SCHOOL DISTRICTS: Central Community Schools

#### ZONING INFORMATION:

Zoning: = (RURAL)  
Zoning information should be verified with the East Baton Rouge Parish.

#### WAIVER:

Wolver request of Section 43 (H)(2) of the UDC

#### APPROVED

ASST. PLANNING & ZONING MANAGER

DATE

FILE #

CHIEF ADMINISTRATIVE OFFICER

DATE

FILE #

#### CERTIFICATION:

This is to certify that this plot is made in accordance with L.A. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class C Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".

*Phillip J. Thomas*  
PHILLIP J. THOMAS, P.L.S.

7/11/2017  
DATE

#### MAP SHOWING SUBDIVISION

OF  
TRACT "B-1-A-1"

THE HEIRES OF PHELO LESAGE PROPERTY

INTO

TRACTS

"B-1-A-1-C" & "B-1-A-1-D"

LOCATED IN SECTION 67, T-6-S, R-2-E  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

FOR

CAROLYN L. GLEASON

SS-16-12 REV. 7/11/12





Lot 611030053  
SS-19-13



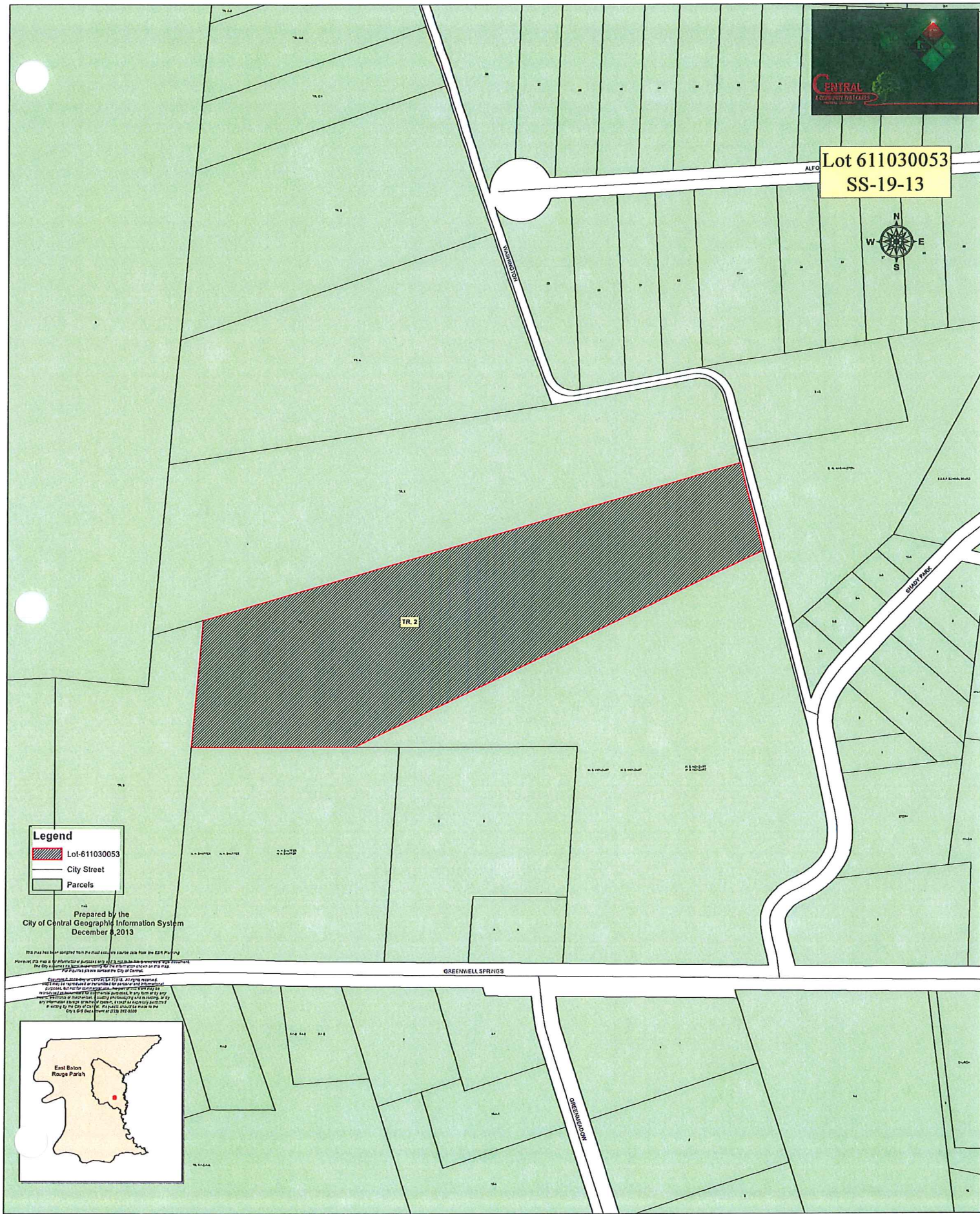
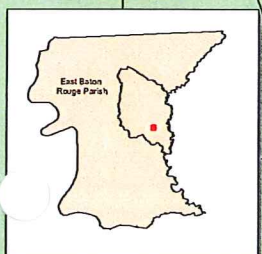
**Legend**

-  Lot-611030053
-  City Street
-  Parcels

Prepared by the  
City of Central Geographic Information System  
December 4, 2013

This map has been prepared from the most recent data available from the City of Central. It is not a legal document and should not be used for legal purposes. The City of Central is not responsible for any errors or omissions on this map. The City of Central is not responsible for any damages or losses resulting from the use of this map.

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# PUBLIC HEARING

CITY OF CENTRAL

## PLANNING & ZONING BOARD

Date: DEC. 19, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-19-13

☐ REQUEST TO REZONE  
FROM: \_\_\_\_\_

TO: \_\_\_\_\_

☒ OTHER REQUEST  
CREATION OF 3 LOTS ON PRIVATE STREET

For More Information Contact  
City of Central 262-5000

11/15/2013 12:25